

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: August 13, 2007

A board meeting consisting of the following members convened at the home of board member Norm Dunn:

Kay Collier	Vice President	303-838-4742	Kay.Collier@Qwest.com
Norm Dunn	Design Review	303-838-4449	NDunn@Cisco.com
Rick Koth	President	303-838-5869	Rick.Koth@lmco.com
Terry Sickler	Treasurer	303-816-2090	Terry.I.Sickler@lmco.com
Tom Sosnowski	Secretary	303-838-4183	Sosnowski@ieee.org

Mr. Dan Volini attended as a guest.

1. **Call to Order** The meeting was called to order at 7:09 PM by Board President Mr. Koth.
2. **Approval of Minutes** Upon a motion by Mr. Sosnowski, seconded by Mr. Sickler, the minutes of the meeting on May 7, 2007 were approved by a unanimous vote.
3. **Financial Report** Mr. Sickler reported that all accounts are in good standing. All of the road maintenance CD's have been consolidated at First Bank. The 2006 road fund contribution has been deposited into the latest CD rendering the DR Road Plan fully funded to date.
4. **Unpaid DR Dues** Lot 10 dues have not been paid to date. Efforts are underway to determine ownership of this **property and attempt** to begin collection proceedings.
5. **Annual Picnic** Ms. Collier is the lead planner for the picnic to be held August 26th. At this time, four residents have indicated their intention to attend. The affair will be cancelled unless at least ten families register to attend.
6. **Pond Maintenance** Further action on this issue awaits the Fire Department evaluation of the pond.
7. **Driveway on Lot 35** A fourth inquiry was made to the owners last week regarding progress on this project; none was reported. Mr. Koth will draft a letter to the owners requesting compliance with HOA bylaws.
8. **HOA Legal Issues** Mr. Koth and Mr. Dunn met with the board attorney to explore the impact of the latest state statues on HOA's. Major points raised: 1. DRHOA must register an agent and file an annual report; this can be done online at the Secretary of State Website. 2. CC&R changes: DRHOA rules require 75% approval of those present at a meeting where a quorum is established; this is approved by statue. Also, mortgage holders must be notified (they have 60 days to respond), and change notices must be published twice in the local newspaper; these issues must be addressed within ~~60 days~~ **6 months** of voter approval. 3. The new statues require an number of items to

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be formally disclosed to property owners. These issues will be addressed by the new board. 4. Governance procedures are lacking in DRHOA CC&R's; this also will be addressed by the new board.

- 9. **Electronic Dog Fences** Such dog containment systems were approved by residents at the annual board meeting last year. Because the process did not strictly follow new state guidelines (see item 8 above), it must be voted upon once again. This issue will be revisited at the upcoming annual meeting.
- 10. **Annual Meeting** The DRHOA annual meeting is scheduled for 7 PM, October 16 at the Meadow Creek B&B facility.
- 11. **Next Board Meeting** The next meeting is scheduled for 7PM, Sunday, September 30 at the home of Mr. Koth.
- 12. **Adjournment** At 9:30 PM, a motion was made by Mr. Sosnowski and seconded by Ms. Collier to adjourn the meeting; it was approved by a unanimous vote.

Respectfully Submitted



Thomas P. Sosnowski, Secretary

APPROVED
BY
BOARD